



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 11, 2016**

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider (Arrived at 8:50)	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Chief of Police Kinsey	Finance Director/Treasurer Peterson
Public Works Director Woodbury	Community & Economic Development
Economic Development Coordinator	Director McNellis
Zozulya	

ROLL CALL

Mayor Brandt called the meeting to order at 7:11 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the December 14, 2015 Committee of the Whole Minutes

The minutes of the December 14, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration of a Final Development Plan and Final Plat of Subdivision for the 86-unit Camberley Club attached single-family residential townhouse PUD, preliminarily approved by Ordinance No. 15-3378-105 (Pulte Homes)

Community & Economic Development Director McNellis summarized the request for Final Development Plan and Final Plat of Subdivision for Camberley Club. Community & Economic Development Director McNellis noted staff is currently working with Pulte Homes to finalize Letter of Credit and expects this to be worked out by the January 25, 2016 meeting. Community & Economic Development Director McNellis stated the Final Plat now has all proposed street names listed.

Trustee Hancock asked if the proposed Belmont Drive leads to a formal second exit which appears to be a bike path on the drawings. Community & Economic Development McNellis noted the street does not go out to Riverside and is only designated for use as an emergency access. Trustee Grujanac asked if there would be a gate at this location.

Community & Economic Development Director McNellis stated there will be a locked gate that only emergency personnel would have key access at this location.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.12 Preliminary evaluation of a Major Amendment to Ordinance No. 97-1498-22, which amended the CityPark Master PUD and approved the Regal Cinema, to permit the introduction of a multi-family development at 300 Parkway Drive, in the CityPark development at the southwest corner of Milwaukee Avenue and Aptakisic Road (ECD Company)

Community & Economic Development Director McNellis provided a summary of the preliminary evaluation of a major amendment to amend the CityPark Master PUD to permit the introduction of a multi-family development at CityPark. Community & Economic Development Director McNellis stated if this is referred, the next step would be design review by the Architectural Review Board (ARB); and then it would return to the Village Board for the Public Hearing.

Mr. Scott Greenberg, Owner and President of ECD provided background information related to himself, ECD, and ECD developments. Mr. Greenberg introduced Jerry Grewe, Vice President of Real Estate for Regal Cinemas; Mark Hopkins and Mark Kurensky, Principals of HKM Architects; Jonathan Perman, Managing Director of The Perman Group, Valerie Kretchmer, Real Estate & Planning Consultant; and Adam Natenshon, Principal with Natenshon Real Estate. Mr. Greenberg provided a brief history of CityPark; a presentation related to his opinion of the downturn of retail in Lincolnshire compared to surrounding areas; and shared information on the potential closing of Regal if the proposed multi-family development does not move forward at CityPark.

Mayor Brandt noted she can appreciate the work Mr. Greenberg has done to provide information but does not feel the dire situation in all of Lincolnshire that Mr. Greenberg has portrayed is accurate. Mayor Brandt noted the Village has recently welcomed CDW and noted Half Day Brewing Co. and Emporium Arcade recently opened and existing restaurant vacancies in the Village. Mr. Greenberg noted he is a stakeholder in Lincolnshire but feels there are things needed to draw more retail to the Village. Trustees McDonough and Hancock requested Mr. Greenberg get to the point of his presentation.

Mr. Greenberg continued with a presentation regarding the proposed multi-family development. Mr. Greenberg read some letters of support from large companies currently in Lincolnshire and noted surrounding schools supported the proposed project. Trustee Grujanac asked if Stevenson High School stated they were in favor of the project. Mr.

Greenberg stated when speaking with Mark Michelini, Assistant Superintendent for Business at Stevenson High School, he was informed the Regal could close if the project did not move forward and Mr. Michelini noted concern related to how this would affect taxes. Trustee Grujanac asked if District 102 wrote a letter of support for the proposed project. Mr. Greenberg stated they did not ask District 102 for a letter of support. Mr. Greenberg noted a meeting and presentation took place with District 102 and the team asked District 102 to let them know if they had any problems with the project. Mr. Greenberg noted District 102 stated they had no problems with the project.

Trustee Hancock asked for the number of patrons that go to Regal on a weekly/monthly basis. Mr. Greenberg stated Mr. Grewe would answer this during his presentation. Trustee Hancock asked Mr. Greenberg how he is weighing economic value or benefit between daytime populations compared to the residents. Mr. Greenberg noted the daytime population will spend money during the daytime making everything viable, but the resident who works in the Village will be here longer and spend more money. Trustee Hancock noted he was not sure what the Board was to take from the presented analysis.

Trustee Hancock noted Mr. Greenberg stated in his presentation that the proposed project is tech-friendly and asked how it is more so than other apartment dwellings. Mr. Greenberg stated the latest generation of rental housing today looks completely different from what has been built in the area in the past. A person in their 20's or 30's want a social experience with finishes and details in a high-end apartment community, different from what exists currently and competing with the best technological buildings available. Trustee Hancock asked if businesses in the area will offer the apartments to their employees. Mr. Greenberg confirmed part of the selling packages for the local business when hiring, will be to direct them and offer the proposed apartments.

Mr. Greenberg continued his presentation regarding the proposed multi-family development related to how this will help the Regal Theater.

Mayor Brandt asked Mr. Greenberg what other options were explored for this project to improve the theater and surrounding area. Mr. Greenberg stated Mr. Grewe will address this question during his presentation noting the proposed will not just help the movie theater but will provide a retail boost for Lincolnshire.

Mr. Jerry Grewe, Vice President of Real Estate for Regal Entertainment Group provided a brief presentation regarding potential opportunities for Regal, amenities other theaters offer that Regal would like to offer, and current issues with the Lincolnshire Regal.

Mayor Brandt asked how the Lincolnshire Regal rated compared to all other Regal theaters. Mr. Grewe noted the Lincolnshire Regal rated in the middle of all other Regal theaters in terms of income generated, but

it used to be rated much higher and feels it has a lot of potential to be brought up to a high level again. A brief conversation regarding the church use of the theater and other retail concepts considered for taking over a portion of the existing theater and surrounding area followed. Mr. Grewe noted his opinion that what is being proposed would help Regal and surrounding businesses. Mr. Grewe summarized the upgrades/amenities proposed for the Lincolnshire Regal/IMAX and if approved, the lease for the Regal would become long term.

Trustee Hancock asked how long the lease would be if the project was approved. Mr. Grewe stated discussions for terms of the lease have been a lease extension of 10 – 12 years. Trustee Hancock asked what the total capital investment would be for the theater. Mr. Grewe stated the expectation for investment is between 4.6 – 5 million dollars.

Mr. Grewe mentioned there are two different issues being presented. One is the proposed upgrade of the theater and the other would be the multi-family development which would bring people into the theater. Trustee McDonough noted he believes the theater needs to be upgraded and would like that to move forward. Mr. Grewe noted the upgrading of the theater involves funding from the landlord which intertwines the two issues, and without the two coming together, the upgrades will not be done.

Mayor Brandt stated the Regal is valuable to the community, and the upgrades are a need for the Regal, but questions come up for the Board regarding parking and other issues with the multi-family development being proposed. Mayor Brandt stated she learned from Economic Roundtables she has attended that there are a shortage of hotel rooms in the area and asked if this option was researched. Mr. Grewe noted hotels are not a viable option for the Regal because hotel patrons do not frequent the theater as would a resident living in a higher-end apartment. Trustee McDonough stated his opinion was the additional 500 residents proposed would not change the model or amount of people going to the Regal. Mr. Grewe stated the 500 additional residents are more likely than others to come to movies and specifically the Lincolnshire Regal. Mayor Brandt stated the recent Camberley Club project and the recent annexation would help bring people to the theater. Trustee Hancock stated his opinion is that Lincolnshire has only a few entertainment venues and the Regal is at the top of this list in terms of drawing revenue and a connection to all the restaurants in the area. Trustee Hancock stated that even though he is concerned about the risk of an apartment dwelling becoming less high-end in years to come, he is just as concerned about the constant turnover at CityPark, Lincolnshire Commons and the struggles of the grocery store in the midst of it all. Trustee Hancock noted it takes courage to take risks to make sure the vitality is kept and the economic certainty of the community is put in the right position going forward and feels the Board needs to consider this proposal.

Mayor Brandt stated the recently approved Camberley Club and this proposed project would not bring new customers to the theater for quite some time and asked for a time frame for the proposed project if approved. Mr. Grewe stated the proposal is ready to go once and if it is approved; the desired start date for the renovation is as early as June.

Trustee Grujanac stated concern regarding building the apartments then having them sit unrented. Trustee Grujanac asked Community & Economic Development Director McNellis if there was a way to find out demographics of who would go into the apartments and is there a way for the Economic Development team to know if there is a need from the large employers in the area that they would like Lincolnshire to consider apartments.

Trustee McDonough stated each year the Board goes through the process of looking at the comprehensive development plan to decide what should go where and what can the Village do to enhance current development by bringing in something new. Trustee McDonough stated he feels there are a lot of discussions, proposals and drawings that would have to come into review before this project could be approved but would like to see Regal move forward with their upgrades. Trustee McDonough stated his opinion was that what was provided is very conceptual. Village Attorney Simon asked Regal if there is anything magical about 302 units. Mr. Grewe stated from his point of view, the more the better. Village Attorney Simon noted the Village is in support of the improvements to Regal and asked if it would it be possible to possibly downsize the amount of units proposed for apartments.

Mayor Brandt noted concern regarding being pressured into the proposed and not given the chance to provide other options for the area that might work. Mr. Grewe stated the Board would know options needed in the area but when discussing this with the landowner, the option presented seemed the most viable for parking, area restaurants, and for Regal.

Trustee McDonough noted there are a lot of young millennial workers in the office complex located by Regal and at the end of the day drive downtown to live; stating his opinion that they do not want to live in Lincolnshire. Mayor Brandt agreed with the concern Lincolnshire is not the area young millennials want to live. Mr. Greenberg stated he did not think all the units would be filled with millennials and thought 30% would be baby boomers and another 10% would be rented by corporations in the area for visiting workers. Trustees McDonough and Grujanac stated this information was not part of the packet submitted for review. Mr. Greenberg noted what was submitted is conceptual since there is the policy issue of if the Board would accept the idea of apartments. Mr. Greenberg stated he has looked at other uses and is convinced apartments are the way forward.

Trustee McDonough noted he did not think there was enough presented to give a referral to the ARB. A brief conversation followed regarding the referral process. Mr. Greenberg requested to advance the process by referral noting he is prepared to work with staff and the Board to move things forward.

Mark Hopkins, Principle of HKM Architects provided a presentation regarding the proposed multi-family development apartments including amenities. Trustee Hancock requested the architectural plans be presented. Mr. Hopkins continued with his presentation showing architectural concept plans for the proposed multi-family development site.

Trustee McDonough noted it was his opinion the corporations would rent the apartments as long-term housing for employees coming into town and asked if they have considered making these solely long-term housing for the corporations'. Mr. Greenberg stated he did not see the corporations giving him a long-term lease; they would need diversity in usage in order to obtain financing.

Trustee Leider requested clarification that the project would not affect School District 103. Trustee Grujanac noted the proposed project is in District 102. Trustee Leider stated his opinion was there was a lot going on with this project and they would have a hard time filling the spaces. Mr. Greenberg noted more people have shifted to rental from ownership and is not concerned about filling the spaces.

Mayor Brandt asked the Board if they wanted to refer or if they want more information. Trustee McDonough stated what has been presented is not enough for his referral. Village Manager Burke noted the preliminary evaluation process does not require a full developer, petitioner application package with all supporting material. Village Manager Burke noted Lincolnshire is unique in the fact that the Village Board also serves as the Plan Commission and stated more detail would be provided if this comes back to the Board at the approval process after ARB review. Trustee Hancock asked what the next step is and if it is ARB, what would they look at. Village Manager Burke noted if there is direction from the Village Board to take the renderings and drawing to the ARB, the Petitioner would put together a full application package based upon the current concept plan for the consideration of the PUD Amendment.

Trustee Hancock asked what the Board would like to see before they would refer the proposal. Mayor Brandt stated typically what they would see is more detail based on the concept plan provided including proposed interiors and parking. Mayor Brandt asked the Board if they would like to look at similar projects in the area. Village Attorney Simon suggested the petitioner invest in details and bring the proposal back to the Village Board for review before referral. Trustee Leider stated he would like to see more details to the concept plan. Trustee Hancock

stated he is generally favorable to the concept and referral but would like more detail regarding economic development. Trustee McDonough stated he would like more detail on the square footage of each unit, pricing, and parking. Trustee Grujanac noted her concern was how they were going to fill the spaces and requested more information regarding other apartments of this type in the area. Mayor Brandt read a text from Trustee Servi stating he was in favor of the concept plan but would like to see the number of apartments scaled down if possible. Mayor Brandt noted she did not have feedback from Trustee Feldman. Mayor Brandt stated she would like to see a parking study and would welcome a meeting with the petitioner and Regal to discuss other options for the site.

Mr. Greenberg thanked the Board for working towards a partnership and views this as an opportunity for growth in the community.

There was a consensus of the Board for additional information to be presented as mentioned, prior to referral.

3.13 Consideration of the Annual Update to the 2013 Economic Development Strategic Plan: Building Economic Success (Village of Lincolnshire)

Economic Development Coordinator Zozulya briefly noted the lateness of the hour, introduced the Annual Economic Development Strategic Plan, noting there are not any substantial changes, and asked the Board if they had any questions.

Village Manager Burke stated this is an annual process to update the Board on progress in order to work towards goals and objectives and discuss any refinement based on changes in the community.

Trustee McDonough asked if there were changes already made. Economic Development Coordinator Zozulya noted minor changes have already been made and a matrix will be submitted with dates and changes for Board comments. Trustee Grujanac recommended considering have a dedicated staff person working with community partnerships. Trustee Hancock suggested prioritizing. Economic Development Coordinator Zozulya noted in the past there has been a priority matrix provided which staff will work on and submit to the Board prior to the next meeting highlighting the priorities.

Community & Economic Development Director McNellis noted many of the priorities are currently being done and ongoing.

Trustee Hancock asked what specifically is staff looking for. Economic Development Coordinator Zozulya noted staff is looking to see if the Board has specific action items or any new items the Board would like staff to take action on.

There was a consensus of the Board to give feedback to staff regarding the updates once the priority matrix has been reviewed.

3.2 Finance and Administration

3.21 Consideration and Discussion of Approval of Certain Closed Session Minutes and Authorizing the Village Clerk to Make Certain Meeting Minutes Available for Public Inspection Second Review 2015 and Authorizing the Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)

Village Manager Burke noted this is part of the Open Meetings Act requirement under the state law to bring back closed session minutes for approval twice a year. Village Manager Burke noted one correction to the Resolution is the time from 18 months to June of 2014 for the destruction of the audio files from the Executive Session meetings. Village Manager Burke requested the Board submit changes to the minutes via email to him prior to the January 25, 2016 meeting.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.3 Public Works

3.31 Consideration and Discussion of an Ordinance Adopting by Reference the Lake County Watershed Development Ordinance (Village of Lincolnshire & Lake County)

Public Works Director Woodbury provided a summary of the ordinance adopting by reference the Lake County Watershed Development Ordinance.

Village Attorney Simon recommended a discussion with Public Works Director Woodbury regarding adopting an ordinance by reference and stated this may slightly delay the process.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

3.41 Emergency Operations Plan Update (Village of Lincolnshire)

Chief of Police Kinsey provided an update to the Emergency Operations Plan from the last date of 2007.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

4.1 Skate Night

Mayor Brandt noted Skate Night was re-scheduled to January 23, 2016 from 5:00 p.m. – 8:00 p.m. Trustee Grujanac asked if there was only going to be one date. Public Works Director Woodbury noted there was going to be another date which was not yet determined. Mayor Brandt suggested keeping updated on the Village website and Facebook

5.0 NEW BUSINESS

5.1 New ERP System

Village Manager Burke noted there was a summary in Manager's Notes on the new software – ERP System. If the Board has any questions or feedback, please let staff know. Staff will continue to update the Board on any changes.

5.2 IDOT Tollway Lights

Trustee McDonough stated although IDOT reported no changes were made to the lights at the Tollway, changes have been made and the lights are now functioning as they should.

5.3 Boo Bash

Trustee Grujanac asked if there has been a date set for Boo Bash. Stevenson Foundation is planning a fall event and does not want it to conflict with the date of Boo Bash. Village Manager Burke noted proposed dates are October 28th or 29th.

6.0 EXECUTIVE SESSION

Trustee Grujanac moved and Trustee Leider seconded the motion to go into Executive Session for the purpose of discussing potential litigation to the water main project. The roll call vote was as follows: AYES: Trustees McDonough, Leider, Hancock, and Grujanac. NAYS: None. ABSENT: Trustees Feldman and Servi. ABSTAIN: None. The Mayor declared the motion carried and the Board went into Executive Session at 9:37 p.m. and came out of Executive Session at 9:49 p.m.

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee Grujanac seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 9:50 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk